

Subject: FW: HGY/2023/1197 / HMO 3 person

HGY/2023/1197

Application Type

Lawful development: Proposed use

Address

Flat B, 161 Shelbourne Road, Tottenham, London, N17 9YD

Proposal

C3 to C4 change of use is permitted under the GPDO

03 05

As a Cllr of long standing, I am responding to this application. I have visited the above address and my comments are below and are based on my observations and local knowledge during my 20 years as a Cllr for this ward and as the Design Champion for Haringey.

In addition, I now refer to the MAYOR of London's Planning Guidance, March 2021 and to the size standards that The Mayor now requires. I am concerned that this proposal will not comply with the above standards or indeed building regulations.

This development results in an excessive number of small flats within Flat B resulting in over development and small substandard accommodation. Flat B is part of a block development of flats.

The number of occupants also results in overcrowding, an unacceptable increase in noise levels for the tenants themselves and the neighbours and the creation of a transient community, which does not care for the community.

The lack of the provision of amenity space also gives me cause for concern as there appears to be no provision for adequate shared amenity space.

I am also concerned that this application could result in future permanent change to the existing property by conversion into an HMO which would in effect result in the permanent loss of a family housing unit, of which there is still a pressing need within the borough. It is for this reason that the Council introduced an article 4.

I am requesting that this application be refused.